109.0	0006	0024.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	889,100	/	889,100
USE VALUE:	889,100	/	889,100
ASSESSED:	889,100	/	889,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		MONTAGUE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TANEV KALOYAN S
Owner 2:	
Owner 3:	
Street 1:	187 TRAPELO RD
Street 2:	
Twn/City:	BELMONT
St/Prov:	MA Cntry: Own Occ: N
Postal:	02478 Type:

PREVIOUS OWNER

Owner 1:	MURRAY MILDRED E -
Owner 2:	-
Street 1:	44 MONTAGUE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1966, having primarily Vinyl Exterior and 2975 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	469,100		420,000	889,100
Total Card	0.138	469,100		420,000	889,100
Total Parcel	0.138	469,100		420,000	889,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 298.86 | /Parcel: 298.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	69918
GIS Ref	
GIS Ref	
Insp Date	05/05/14

!8566!

PREVIOUS ASSESSMENT

Parcel ID: 109.0-0006-0024.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	469,000	0	6,000.	420,000	889,000	889,000	Year End Roll	12/18/2019
2019	104	FV	414,700	0	6,000.	414,000	828,700	828,700	Year End Roll	1/3/2019
2018	104	FV	414,700	0	6,000.	318,000	732,700	732,700	Year End Roll	12/20/2017
2017	104	FV	389,200	0	6,000.	300,000	689,200	689,200	Year End Roll	1/3/2017
2016	104	FV	389,200	0	6,000.	276,000	665,200	665,200	Year End	1/4/2016
2015	104	FV	330,400	0	6,000.	258,000	588,400	588,400	Year End Roll	12/11/2014
2014	104	FV	278,300	0	6,000.	237,600	515,900	515,900	Year End Roll	12/16/2013
2013	104	FV	289,300	0	6,000.	237,600	526,900	526,900		12/13/2012

PRINT

Date	Time
12/10/20	23:07:56

LAST REV

Date	Time
09/08/14	12:39:10
philc	
8566	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY MILDRED	62277-67		7/19/2013	Change>Sale	532,500	No	No		
MURRAY MILDRED	28703-517		6/15/1998	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	69918
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/20/2013	1250	Renovate	43,275	C				
9/16/1996	463	Manual	7,800					V/SIDING-TRIM
7/9/1993	313	Manual	5,300					REBUILD PORCHES

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2014	Measured	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
11/26/2008	Meas/Inspect	336	PATRIOT
3/6/2000	Inspected	264	PATRIOT
1/31/2000	Measured	264	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.14180326
Const Adj.:	1.00839913
Adj $ / SQ:	161.195
Other Features:	128000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	576239
Depreciation:	107181
Depreciated Total:	469059

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

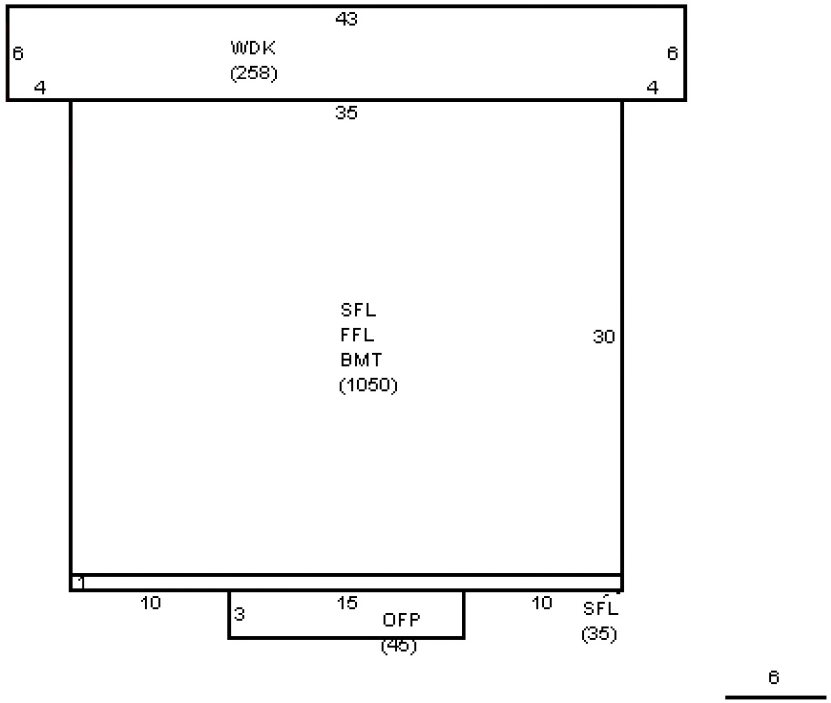
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	M
Totals			
2	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	161.20
Special Features:	0	Val/Su Net:	134.49
Final Total:	469100	Val/Su SzAd	219.72

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,085	161.200	174,897
BMT	Basement	1,050	94.780	99,522
FFL	First Floor	1,050	161.200	169,255
WDK	Deck	258	9.960	2,569
OFP	Open Porch	45	44.370	1,997

Net Sketched Area:	3,488			Total:	448,240
Size Ad	2135	Gross Are	3488	FinArea	2975

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	80	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

109.0-0006-0024.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	